

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Wesley H. Avery, CLS-B (State Bar No. 155724) Talin Keshishian (State Bar No. 201830) Ezra Brutzkus Gubner LLP 16830 Ventura Blvd., Ste 310 Encino, CA 91436 (818) 995-0215	FOR COURT USE ONLY 03 NOV 24 PM 2:14 U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA DEPUTY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: Wendelyn Dara Jones, Debtor(s).	CASE NO.: LA03-23978-TD

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: December 17, 2003	Time: 10:30 a.m.
Location: Courtroom 1345, U.S. Bankruptcy Court, 16830 Ventura Blvd., Ste 310, Encino, CA 91436	

Type of Sale: ☐ Public: ☒ Private: Last date to file objections: December 12, 2003

Description of Property to be Sold: Residential real property located at 1626 East Desert Island Drive, Fresno, CA 93704

Terms and Conditions of Sale: Purchasers to make \$50,000 cash payment to the Chapter 7 bankruptcy estate of Wendelyn Dara Jones, to complete the Estate's obligations under the Memorandum and Contract of Sale dated December 1, 1996, and to pay off all sums due and owing to the first trust deed holder, Fleet Real Estate Funding Corp. ("Fleet"), which are estimated at \$144,182.27.

Proposed Sale Price: \$194,182.27 (this is an approximate amount based on the amount due Fleet as of August 8, 2003)

Overbid Procedure (If Any): None.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Talin Keshishian, Esq.
Ezra | Brutzkus | Gubner LLP
Attorneys for John J. Menchaca, Chapter 7 Trustee
16830 Ventura Boulevard, Suite 310
Encino, CA 91436

Date: November 21, 2003